



Montgomery Street, Eccles

Manchester

HILLS

In Excess of £350,000

Montgomery Street

Eccles, Manchester

Immaculate three bed semi on Havenswood Development. Modern open-plan living, master suite, family bathroom, guest W.C., sunny garden, off-road parking, EV charging. Close to schools, shops, and transport.

Council Tax band: C

Tenure: Freehold

- Located on the Desirable Havenswood Development and Still Under Builders Warranty, Benefitting from a Hive Heating System
- Laid Across Three Fabulous Floors Perfect for Young Professionals, First Time Buyers and Families Alike
- Spacious Lounge Separate from the Stunning Open Plan Kitchen, Living and Dining Space with Velux Windows
- Three Generously Sized Bedrooms, including Bespoke, Handcrafted Fitted Wardrobes in the Exceptionally Spacious, 20FT (approx) Master Bedroom with Velux Windows
- Four Piece Family Bathroom, En Suite and Guest W.C.
- Low Maintenance Rear Garden with Indian Stone Paving and Benefiting from the Sun
- Off Road Parking for Multiple Cars with electric Charging Point
- Surrounded by Brilliant Amenities, Just a Short Walk to Shops, Schools and Parks & Well Connected with Excellent Transport Links



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Entrance Hallway

9' 10" x 6' 3" (3.00m x 1.90m)

Lounge

14' 5" x 10' 6" (4.40m x 3.20m)

Kitchen / Lounge / Diner

17' 1" x 13' 9" (5.20m x 4.20m)

Downstairs W.C.

5' 7" x 2' 7" (1.70m x 0.80m)

Landing**Bedroom One**

20' 0" x 13' 9" (6.10m x 4.20m)

En suite

7' 3" x 6' 7" (2.20m x 2.00m)

Bedroom Two

13' 9" x 9' 6" (4.20m x 2.90m)

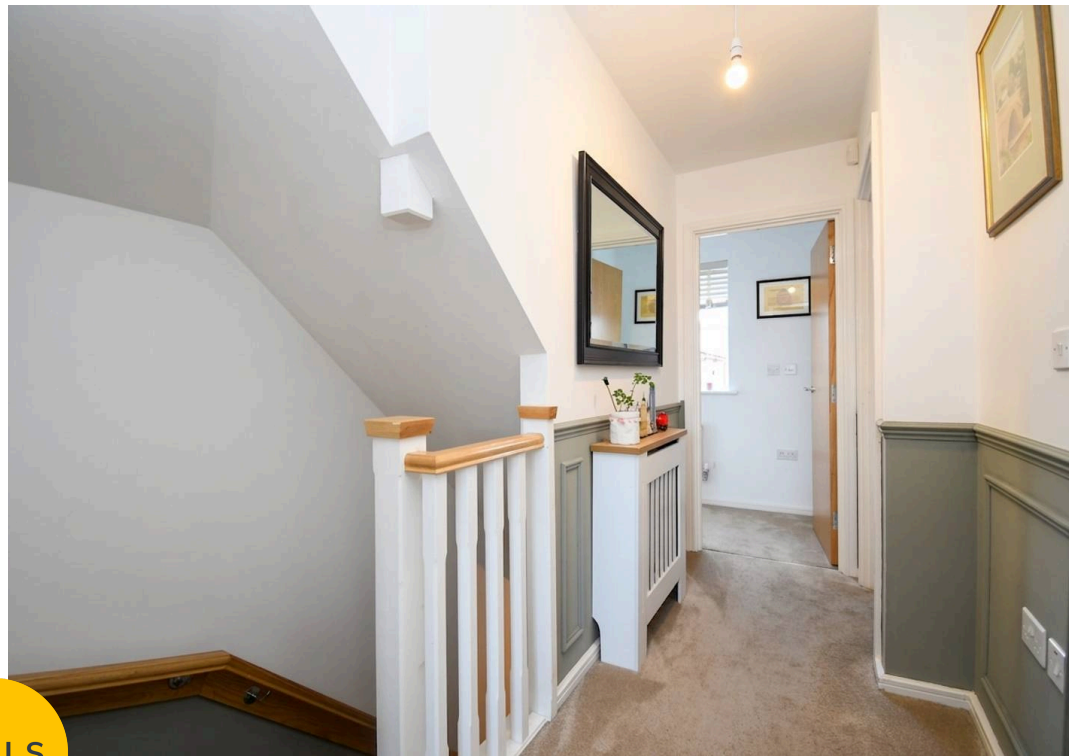
Bedroom Three

7' 3" x 6' 11" (2.20m x 2.10m)

Bathroom

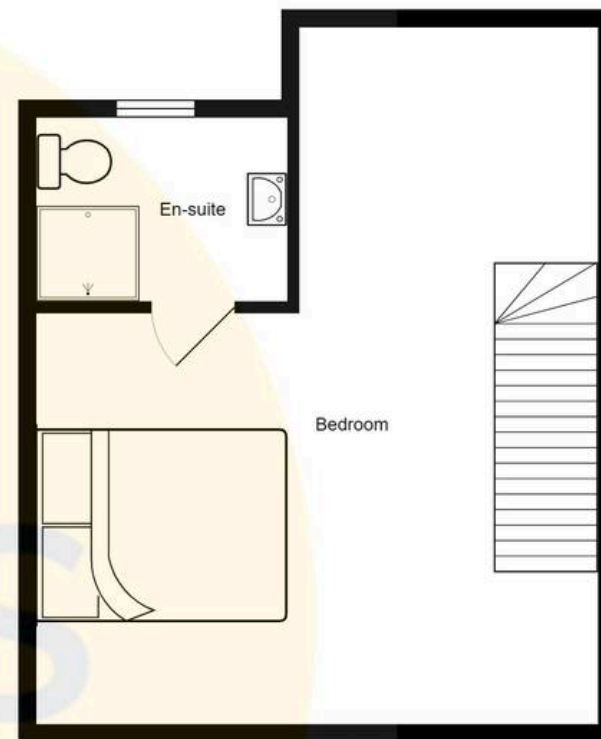
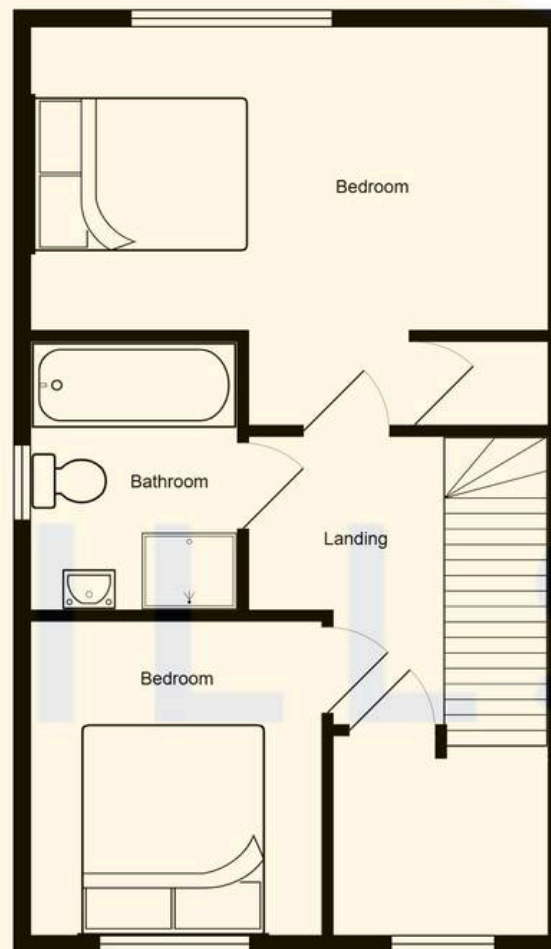
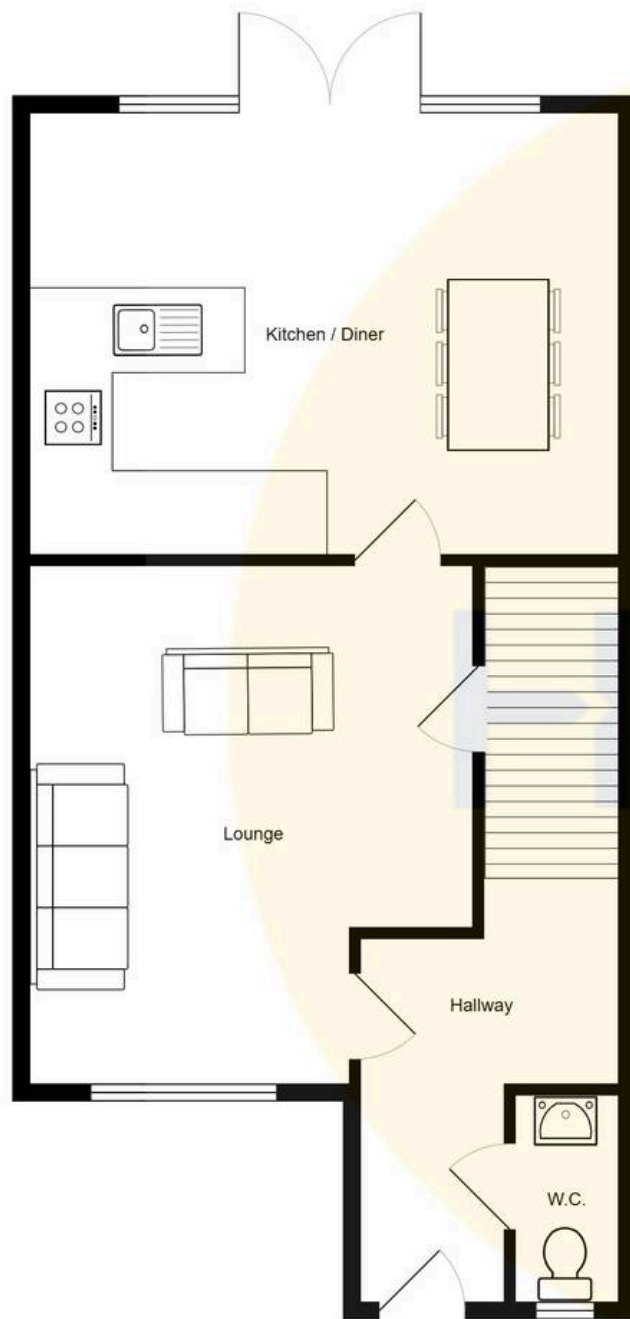
7' 10" x 6' 3" (2.40m x 1.90m)





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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.